

Land Auction



158 Acres Clay Co - 2 tracts Section 24 - Gillett Grove Township Tract 1 - 54.7 Acres Farmland Tract 2 - 104.6 Acres Pasture

Wednesday - June 27, 2012 - 10:00 am

Dickens Community Center, Dickens, Iowa

Location: 1/2 mile north of Gillette Grove on county road M54

Legal: Two tracts in the Southeast Quarter (SE1/4), Section Twenty-four (24), Township Ninety-five (95) North, Range Thirty-Six (36) West of the 5th PM, Clay County, Iowa. Complete legal for both tracts to be taken from abstract. Survey to be completed by sale day.

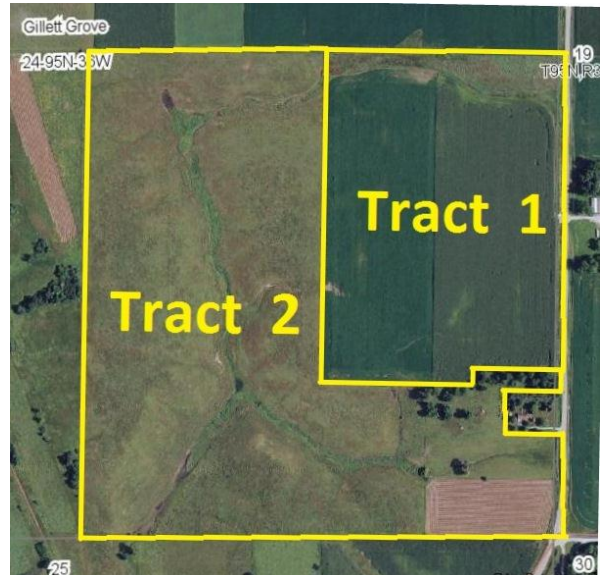
Tract 1: 54.7 Acres A rectangular nearly all tillable, very gently rolling tract of productive farmland. 50.13 crop acres, balance in grass waterway and right of way. Bordered on the east by county road M54 (280th Ave).

Soils: McCreath, Ransom, Everly and Afton
Ave. CSR 78.1

RE Taxes: \$ 1,285.00 annual (estimate).

Tract 2: 104.6 Acres A large inside L-shaped tract of rolling pasture including a 5.3 acre field of cropland in the southeast corner currently in hay. Bordered on the east by county road M54 (280th Ave).

RE Taxes: \$ 1,403.00 annual (estimate).



Possession: Possession is subject to a cash lease for crop year 2012. Buyer to receive 2nd half of cash rent for 2012. Real estate taxes will be prorated to July 1, 2012.

Terms: 10 percent down sale day. Balance due at close on or before July 31, 2012.

FSA Information (combined with another tract)

Farmland acres	337.0
Cropland acres	216.8
Corn Base acres	106.2
Corn Direct / CC Yield	123 / 131
Soybean Base acres	108.6
Soybean Direct / CC Yield	37 / 45

Brokers Note: Cotton-Grave Farm Management and The ACRE Co are pleased to present these two great looking tracts in Clay County, located within eyesight of Gillette Grove. The Weart farm provides an excellent opportunity to purchase farmland or pasture. Each tract will be sold separately. This land sale is subject only to the approval of the Sellers at the auction.

For information contact John Cotton or Jon Hjelm. See you sale day!



Clark Weart, LLC - owner

Broker: John Cotton

Cotton-Grave Farm Management,
Spencer, IA 712-262-6425

Auctioneer: Jon Hjelm 712-240-3529

The ACRE Co. Spencer, Iowa

712-262-3529 theacrecoco.com

Chuck Sikora, Land Sales